

Agenda

City of Las Vegas

PLANNING COMMISSION MEETING

JULY 12, 2001

Council Chambers

400 Stewart Avenue

Phone 229-6301

TDD 386-9108

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COMMISSIONERS

CRAIG GALATI, CHAIRMAN

RICHARD W. TRUESDELL, VICE CHAIRMAN

MICHAEL BUCKLEY

BYRON GOYNES

LANNY L. LITTLEFIELD

LAURA McSWAIN

STEPHEN QUINN

ALL ITEMS ON THIS AGENDA ARE SCHEDULED FOR ACTION UNLESS SPECIFICALLY NOTED OTHERWISE

COMMISSIONERS BRIEFING: 5:15 P.M. in Council Chambers of City Hall, 400 Stewart Avenue, Las Vegas, Nevada

It is the intent of the Planning Commission to be briefed by staff and that all items on the agenda shall be available for open discussion during the briefing session. Applicants and other interested parties may be asked for information or presentations by the Planning Commission. Applicants may not participate in the discussion unless at the specific request of the Commission. All interested parties are invited to attend.

CALL TO ORDER: 6:00 P.M. in Council Chambers of City Hall, 400 Stewart Avenue, Las Vegas, Nevada

ROLL CALL:

ANNOUNCEMENT: Satisfaction of Open Meeting Law Requirements

NOTICE: This meeting has been properly noticed and posted at the following locations:

Clark County Government Center, 500 South Grand Central Parkway
Senior Citizen Center, 450 East Bonanza Road
Clark County Courthouse, 200 East Carson Avenue
Court Clerk's Office Bulletin Board, City Hall Plaza
City Hall Plaza, Special Outside Posting Bulletin Board

MINUTES: Approval of the minutes of the **June 14, 2001** Planning Commission Meeting

ACTIONS: ALL ACTIONS ON TENTATIVE AND FINAL SUBDIVISION MAPS ARE FINAL UNLESS AN APPEAL IS FILED BY THE APPLICANT OR AN AGGRIEVED PERSON, OR A REVIEW IS REQUESTED BY A MEMBER OF THE CITY COUNCIL WITHIN SEVEN DAYS OF THE DATE NOTICE IS SENT TO THE APPLICANT. UNLESS OTHERWISE INDICATED DURING THE MEETING, ALL OTHER ACTIONS BY THE PLANNING COMMISSION ARE RECOMMENDATIONS TO THE CITY COUNCIL, IN

7/5/01 8:36 AM

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WHICH CASE ALL FINAL DECISIONS, CONDITIONS, STIPULATIONS OR
LIMITATIONS ARE MADE BY THE CITY COUNCIL.

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ANY ITEM LISTED IN THIS AGENDA MAY BE TAKEN OUT OF ORDER IF SO REQUESTED BY THE APPLICANT, STAFF, OR A MEMBER OF THE PLANNING COMMISSION. THE PLANNING COMMISSION MAY IMPOSE TIME LIMITATIONS, AS NECESSARY, ON THOSE PERSONS WISHING TO BE HEARD ON ANY AGENDAED ITEM.

PLANNING COMMISSION MEETING RULES OF CONDUCT:

1. Staff will present each item to the Commission in order as shown on the agenda, along with a recommendation and suggested conditions of approval, if appropriate.
2. The applicant is asked to be at the public microphone during the staff presentation. When the staff presentation is complete, the applicant should state his name and address, and indicate whether or not he accepts staff's conditions of approval.
3. If areas of concern are known in advance, or if the applicant does not accept staff's conditions, the applicant or his representative is invited to make a brief presentation of his item with emphasis on any items of concern.
4. Persons other than the applicant who support the request are invited to make brief statements after the applicant. If more than one supporter is present, comments should not be repetitive. A representative is welcome to speak and indicate that he speaks for others in the audience who share his view.
5. Objectors to the item will be heard after the applicant and any other supporters. All who wish to speak will be heard, but in the interest of time it is suggested that representatives be selected who can summarize the views of any groups of interested parties.
6. After all objectors' input has been received, the applicant will be invited to respond to any new issues raised.
7. Following the applicant's response, the public hearing will be closed; Commissioners will discuss the item amongst themselves, ask any questions they feel are appropriate, and proceed to a motion and decision on the matter.
8. Letters, petitions, photographs and other submissions to the Commission will be retained for the record. Large maps, models and other materials may be displayed to the Commission from the microphone area, but need not be handed in for the record unless requested by the Commission.

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As a courtesy, we would also ask those not speaking to be seated and not interrupt the speaker or the Commission. We appreciate your courtesy and hope you will help us make your visit with the Commission a good and fair experience.

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A. CONSENT ITEMS:

CONSENT ITEMS ARE CONSIDERED ROUTINE BY THE PLANNING COMMISSION AND MAY BE ENACTED BY ONE MOTION. HOWEVER, ANY ITEM MAY BE DISCUSSED IF A COMMISSION MEMBER OR APPLICANT SO DESIRES.

- A-1. ABEYANCE - VAC-0003-00(1) - W. M. LAND DEVELOPMENT - Request for an Extension of Time on an approved Vacation that vacated a portion of Del Rey Avenue generally located between Buffalo Drive and Tioga Way, Ward 1 (M. McDonald).
- A-2. TM-0067-00(1) - PLAZA COMMERCIAL CENTER PHASE II (A COMMERCIAL SUBDIVISION) - THE HOWARD HUGHES CENTER - Request for a Tentative Map Name Change FROM: PLAZA COMMERCIAL CENTER PHASE II, TO: HILLS CENTER BUSINESS PARK PHASE II for one lot on 12.86 Acres adjacent to the southeast corner of the intersection of Village Center Circle and Trails Center Drive, P-C (Planned Community) Zone, Ward 4 (Brown) and Ward 2 (L.B. McDonald).
- A-3. TM-0017-00(1) - RANCHO PINES SHOPPING CENTER (A COMMERCIAL SUBDIVISION) - LAS VEGAS RANCHO PARTNERS, LIMITED LIABILITY COMPANY - Request for an Extension of Time of an Approved Tentative Map for 1 lot on 3.89 Acres on the east side of Rancho Drive, approximately 250 feet north of Torrey Pines Drive, R-E (Residence Estates) Zone under Resolution of Intent to C-1 (Limited Commercial), Ward 6 (Mack).
- A-4. TM-0024-00(1) - THE LODGE III - NEW HOMES LIMITED LIABILITY COMPANY - Request for an Extension of Time of an Approved Tentative Map for 84 lots on 18.84 acres on the southwest corner of Tropical Parkway and Decatur Boulevard, R-E (Residence Estates) Zone under Resolution of Intent to R-1(Single Family Residential), Ward 6 (Mack).
- A-5. A-0044-01(A) - LORAIN MILANO - Petition to Annex property generally located approximately 700 feet south of Craig Road and 680 feet east of Puli Drive, APN: 137-01-301-010, containing approximately 5.0 acres of land, Ward 4 (Brown).

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- A-6. A-0046-01(A) - MARTIN A. AND PAMELA D. Warburton, ET AL - Petition to Annex property generally located on the southwest corner of Log Cabin Way and El Capitan Way, APN's: 125-05-302-004, 005, and 007 through 015, containing approximately 29.50 acres of land, Ward 6 (Mack).

B. PUBLIC HEARING ITEMS:

- B-1. ABEYANCE - TA-0016-01 - CITY OF LAS VEGAS - Discussion and possible action to amend the Town Center Development Standards Manual to add new and modify existing street cross sections, revise the signage standards, clarify landscaping standards, add Medium Low and Medium Low - Attached land use districts, add more illustrations, add uses to the Permitted Use Matrix, and include the map "Town Center Street Classifications", Ward 6 (Mack).
- B-2. ABEYANCE - GPA-0009-01 - STEVE KABOLI - Request to Amend a portion of the Southwest Sector of the General Plan FROM: R (Rural Density Residential) TO: SC (Service Commercial) for 1.5 acres on the northeast corner of the intersection of Leonard Lane and Vegas Drive (APN: 138-24-803-028), Ward 5 (Weekly).
- B-3. ABEYANCE - Z-0035-01 - PERMA-BILT HOMES - Request for a Rezoning FROM: U (Undeveloped) [R (Rural Density Residential) and L (Low Density Residential) General Plan Designations] TO: R-1 (Single Family Residential) on 15.28 Acres on the northeast corner of Elkhorn Road and Grand Canyon Drive (APN's: 125-18-801-009, 010 and 011), PROPOSED USE: SINGLE FAMILY RESIDENTIAL DEVELOPMENT, Ward 6 (Mack).
- B-4. ABEYANCE - V-0032-01 - PERMA-BILT HOMES - Request for a Variance TO ALLOW FRONT SETBACKS OF EIGHTEEN FEET WHERE TWENTY FEET IS THE MINIMUM SETBACK ALLOWED WITHIN A PROPOSED SINGLE FAMILY RESIDENTIAL DEVELOPMENT on the northeast corner of Elkhorn Road and Grand Canyon Drive (APN's: 125-18-801-009, 010 and 011), U (Undeveloped) Zone [R (Rural Density Residential) and L (Low Density Residential) General Plan Designations], PROPOSED: R-1 (Single Family Residential), Ward 6 (Mack).

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- B-5. ABEYANCE - U-0064-01 - PERMA-BILT HOMES** - Request for a Special Use Permit FOR PRIVATE STREETS WITHIN A PROPOSED SINGLE FAMILY RESIDENTIAL DEVELOPMENT on the northeast corner of Elkhorn Road and Grand Canyon Drive (APN's: 125-18-801-009, 010 and 011), U (Undeveloped) Zone [R (Rural Density Residential) and L (Low Density Residential) General Plan Designations], PROPOSED: R-1 (Single Family Residential), Ward 6 (Mack).
- B-6. ABEYANCE - V-0008-01 - CITY OF LAS VEGAS ON BEHALF OF UNIVERSITY MEDICAL CENTER OF SOUTHERN NEVADA** - Request for a Variance TO ALLOW FOR A 20 FOOT POLE SIGN WHERE A SECOND SIGN IS NOT PERMITTED ALONG THE SAME STREET FRONTAGE AND WHERE 5 FOOT IS THE MAXIMUM HEIGHT FOR A POLE SIGN located at 1700 Wheeler Peak Street (APN: 139-21-416-011), C-PB (Planned Business Park) Zone, Ward 5 (Weekly).
- B-7. ABEYANCE - U-0062-01 - AEGIS ASSISTED LIVING PROPERTIES, LIMITED LIABILITY COMPANY ON BEHALF OF NEXTEL COMMUNICATIONS** - Request for a Special Use Permit FOR A PROPOSED 70 FOOT TALL WIRELESS COMMUNICATION MONOPOLE TOWER at 9100 West Desert Inn Road (APN: 163-08-421-005), U (Undeveloped) Zone [SC (Service Commercial) General Plan Designation] under Resolution of Intent to C-1 (Limited Commercial), Ward 2 (L.B. McDonald).
- B-8. ABEYANCE - U-0065-01 - REGINALD PROFANT ON BEHALF OF KOREAN EVANGELICAL CHURCH OF AMERICA** - Request for a Special Use Permit and a Site Development Plan Review WHICH INCLUDES A REDUCTION IN THE AMOUNT OF REQUIRED PERIMETER AND PARKING LOT LANDSCAPING FOR A PROPOSED 4,893 SQUARE FOOT CHURCH COMPLEX on 1.0 Acre located at 1214 Vista Drive (APN: 162-06-510-009), R-E (Residence Estates) Zone, Ward 1 (M. McDonald).
- B-9. ABEYANCE - SD-0025-01 - PLASTER DEVELOPMENT COMPANY, INC. ON BEHALF OF SIGNATURE HOMES** - Request for a Site Development Plan Review FOR A PROPOSED 85 LOT RESIDENTIAL SUBDIVISION on 13.02 Acres located east of Michael Way and south of Madre Mesa Drive (APN's: 138-13-701-018, 028 and 041), U (Undeveloped) Zone [R (Rural Density Residential) General Plan Designation] under Resolution of Intent to R-PD6 (Residential Planned Development - 6 Units per Acre), Ward 5 (Weekly).

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- B-10.** **ABEYANCE - MSP-0002-01 - ROME 13.75, LIMITED LIABILITY COMPANY** - Request for a Master Sign Plan FOR AN APPROVED 265,100 SQUARE FOOT COMMERCIAL CENTER AND A WAIVER OF THE TC SIGN STANDARD on the west side of John Herbert Boulevard between Buffalo Drive and Sky Pointe Drive (APN: 125-21-701-005, 125-21-801-003, 004, 012, 015, and 017), TC (Town Center) Zone, Ward 6 (Mack).
- B-11.** **GPA-0016-01 - TOMMY J. AND BARBARA J. TERRY TRUST** - Request to amend the Southeast Sector Map of the General Plan FROM: M (Medium Density Residential) TO: SC (Service Commercial) and LI/R (Light Industrial/Research) on 4.09 Acres on the northwest corner of Lamb Boulevard and Washington Avenue (APN's: 140-30-601-010 and 011), Ward 3 (Reese).
- B-12.** **Z-0041-01 - TOMMY J. AND BARBARA J. TERRY TRUST** - Request for a Rezoning FROM: R-MHP (Residential Mobile/Manufactured Home Park) TO: C-1 (Limited Commercial) and M (Industrial) on 4.09 Acres on the northwest corner of Lamb Boulevard and Washington Avenue (APN's: 140-30-601-010 & 011), PROPOSED USE: CHICKEN PROCESSING, RETAIL AND CONVENIENCE STORE, Ward 3 (Reese).
- B-13.** **V-0045-01 - TOMMY J. AND BARBARA J. TERRY TRUST** - Request for a Variance TO ALLOW A PROPOSED BUILDING TO BE CONSTRUCTED ZERO FEET FROM THE REAR PROPERTY LINE WHERE 20 FEET IS MINIMUM SETBACK ALLOWED on the northwest corner of Lamb Boulevard and Washington Avenue (APN's: 140-30-601-010 & 011), R-MHP (Residential Mobile/Manufactured Home Park) PROPOSED C-1 (Limited Commercial) and M (Industrial) Zones, Ward 3 (Reese).
- B-14.** **U-0089-01 - TOMMY J. AND BARBARA J. TERRY TRUST** - Request for a Special Use Permit FOR THE SALE OF PACKAGED LIQUOR FOR OFF-PREMISE CONSUMPTION IN CONJUNCTION WITH A PROPOSED GROCERY STORE on the northwest corner of Lamb Boulevard and Washington Avenue (APN's: 140-30-601-010 & 011), R-MHP (Residential Mobile/Manufactured Home Park) PROPOSED C-1 (Limited Commercial) and M (Industrial) Zones, Ward 3 (Reese).
- B-15.** **U-0090-01 - TOMMY J. AND BARBARA J. TERRY TRUST** - Request for a Special Use Permit FOR THE SALE OF BEER AND WINE FOR OFF-PREMISE CONSUMPTION IN CONJUNCTION WITH A PROPOSED CONVENIENCE STORE on the northwest corner of Lamb Boulevard and

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Washington Avenue (APN's: 140-30-601-010 & 011), R-MHP (Residential Mobile/Manufactured Home Park) PROPOSED C-1 (Limited Commercial) and M (Industrial) Zones, Ward 3 (Reese).

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- B-16.** **U-0091-01 - TOMMY J. AND BARBARA J. TERRY TRUST** - Request for a Special Use Permit FOR A SERVICE STATION (GASOLINE SALES) IN CONJUNCTION WITH A PROPOSED CONVENIENCE STORE on the northwest corner of Lamb Boulevard and Washington Avenue (APN's: 140-30-601-010 & 011), R-MHP (Residential Mobile/Manufactured Home Park) PROPOSED C-1 (Limited Commercial) and M (Industrial) Zones, Ward 3 (Reese).
- B-17.** **Z-0041-01(1) - TOMMY J. AND BARBARA J. TERRY TRUST** - Request for a Site Development Plan Review and a Reduction in the amount of Perimeter Landscaping FOR A PROPOSED 45,309 SQUARE FOOT COMMERCIAL CENTER on the northwest corner of Lamb Boulevard and Washington Avenue (APN's: 140-30-601-010 & 011), R-MHP (Residential Mobile/Manufactured Home Park) PROPOSED C-1 (Limited Commercial) and M (Industrial) Zones, Ward 3 (Reese).
- B-18.** **GPA-0017-01 - W.M. LAND DEVELOPMENT** - Request to amend the Southwest Sector Map of the General Plan FROM: DR (Desert Rural) TO: O (Office) on 5.4 Acres on the east side of Buffalo Drive, approximately 1,450 feet south of Charleston Boulevard (APN's: 163-03-201-001 & 002), Ward 1 (M. McDonald).
- B-19.** **Z-0043-01 - W.M. LAND DEVELOPMENT** - Request for a Rezoning FROM: R-E (Residence Estates) TO: O (Office) of 5.4 Acres on the east side of Buffalo Drive, approximately 1,450 feet south of Charleston Boulevard (APN's: 163-03-201-001 & 002), PROPOSED USE: PROFESSIONAL OFFICE, Ward 1 (M. McDonald).
- B-20.** **Z-0043-01(1) - W.M. LAND DEVELOPMENT** - Request for a Site Development Plan Review FOR A PROPOSED 44,000 SQUARE FOOT PROFESSIONAL OFFICE COMPLEX on the east side of Buffalo Drive, approximately 1,450 feet south of Charleston Boulevard (APN's: 163-03-201-001 & 002), R-E (Residence Estates) Zone, [PROPOSED: O (Office)], Ward 1 (M. McDonald).
- B-21.** **GPA-0018-01 - BUFFALO/WASHINGTON LIMITED LIABILITY COMPANY** - Request to amend the Southwest Sector Map of the General Plan FROM: O (Office) TO: SC (Service Commercial) on 2.35 Acres on the north side of Summerlin Parkway, approximately 1,250 feet east of Buffalo Drive (APN: 138-27-301-001), Ward 2 (L.B. McDonald).

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- B-22.** **Z-0044-01 - BUFFALO/WASHINGTON LIMITED LIABILITY COMPANY** - Request for a Rezoning FROM: U (Undeveloped) [O (Office) General Plan Designation] under Resolution of Intent to O (Office)] TO: C-1 (Limited Commercial) of 2.35 Acres on the north side of Summerlin Parkway, approximately 1,250 feet east of Buffalo Drive (APN: 138-27-301-001), PROPOSED USE: FITNESS CENTER, Ward 2 (L.B. McDonald).
- B-23.** **Z-0040-01 – STEVE KABOLI ON BEHALF OF BOXING I NETWORK INC.** - Request for a Rezoning FROM: U (Undeveloped) Zone, [R (Rural Density Residential) General Plan Designation] TO: C-1 (Limited Commercial) on 1.50 Acres at the northeast corner of Leonard Lane and Vegas Drive (APN: 138-24-803-028), PROPOSED USE: BOXING TRAINING CENTER, Ward 5 (Weekly).
- B-24.** **V-0043-01 – STEVE KABOLI ON BEHALF OF BOXING I NETWORK INC.** - Request for a Variance TO ALLOW A PROPOSED BUILDING TO BE 30 FEET FROM THE NORTH PROPERTY LINE WHERE THE RESIDENTIAL ADJACENCY STANDARDS REQUIRE A MINIMUM SETBACK OF 105 FEET located on the northeast corner of Leonard Lane and Vegas Drive, (APN: 138-24-803-028) U (Undeveloped) Zone [R (Rural Density Residential) General Plan Designation], [PROPOSED: C-1 (Limited Commercial)], Ward 5 (Weekly).
- B-25.** **Z-0040-01(1) – STEVE KABOLI ON BEHALF OF BOXING I NETWORK INC.** - Request for a Site Development Plan Review and a Reduction in the amount of Required Perimeter Landscaping FOR A PROPOSED 12,000 SQUARE FOOT BOXING TRAINING CENTER on 1.50 Acres on the northeast corner of Leonard Lane and Vegas Drive (APN: 138-24-803-028), U (Undeveloped) Zone, [R (Rural Density Residential) General Plan Designation] [PROPOSED: C-1 (Limited Commercial) Zone], Ward 5 (Weekly).
- B-26.** **Z-0042-01 - EARLENE LUND** - Request for a Rezoning FROM: U (Undeveloped) [SC (Service Commercial) General Plan Designation] TO: C-1 (Limited Commercial) on 1.41 Acres on the south side of Kyle Canyon Road, approximately 1,000 feet west of US-95 (APN: 126-01-702-009), PROPOSED USE: CONVENIENCE STORE, Ward 6 (Mack).

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- B-27.** **U-0092-01 - EARLENE LUND** - Request for a Special Use Permit FOR A SERVICE STATION (GASOLINE SALES) IN CONJUNCTION WITH A PROPOSED CONVENIENCE STORE on the south side of Kyle Canyon Road, approximately 1,000 feet west of US-95 (APN: 126-01-702-009), U (Undeveloped) Zone [SC (Service Commercial) General Plan Designation] PROPOSED: C-1 (Limited Commercial), Ward 6 (Mack).
- B-28.** **U-0093-01 - EARLENE LUND** - Request for a Special Use Permit FOR THE SALE OF BEER AND WINE FOR OFF-PREMISE CONSUMPTION IN CONJUNCTION WITH A PROPOSED CONVENIENCE STORE on the south side of Kyle Canyon Road, approximately 1,000 feet west of US-95 (APN: 126-01-702-009), U (Undeveloped) Zone [SC (Service Commercial) General Plan Designation], PROPOSED: C-1 (Limited Commercial), Ward 6 (Mack).
- B-29.** **V-0043-96(1) - BUFFALO INVESTMENTS, INC.** - Required Five Year Review of an Approved Variance WHICH ALLOWED AN EXISTING NON-CONFORMING OFF-PREMISE ADVERTISING (BILLBOARD) SIGN TO BE RELOCATED FROM 280 FEET TO 130 FEET FROM A RESIDENTIAL ZONING DISTRICT, WHERE 300 FEET IS THE MINIMUM DISTANCE SEPARATION REQUIRED at 911 North Buffalo Drive (APN: 138-28-620-005), C-1 (Limited Commercial) Zone, Ward 2 (L.B. McDonald).
- B-30.** **V-0041-01 - ANTONIO JONES** - Request for a Variance TO ALLOW AN EXISTING GARAGE ADDITION 48 FEET FROM THE FRONT PROPERTY LINE WHERE 50 FEET IS THE MINIMUM SETBACK REQUIRED AND 10 FEET FROM THE CORNER SIDE PROPERTY LINE WHERE 15 FEET IS THE MINIMUM SETBACK REQUIRED located at 1333 Comstock Street (APN: 139-28-110-042), R-E (Residence Estates) Zone, Ward 5 (Weekly).
- B-31.** **V-0048-01 - REPUBLICA MUSICANA, LIMITED LIABILITY COMPANY** - Request for a Variance TO ALLOW A SECOND KITCHEN WHERE ONLY ONE KITCHEN IS ALLOWED at 2801 Pinto Lane (APN: 139-32-306-020), R-A (Ranch Acres) Zone, Ward 1 (M. McDonald).
- B-32.** **U-0085-01 - BOLZ LIMITED LIABILITY COMPANY ET AL ON BEHALF OF CINGULAR WIRELESS** - Request for a Special Use Permit FOR A PROPOSED 60 FOOT TALL WIRELESS COMMUNICATIONS MONOPOLE on the southeast corner of the intersection of Oakey Boulevard and Decatur Boulevard (APN: 162-06-301-002) C-1 (Limited Commercial) Zone, Ward 1 (M. McDonald).

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- B-33.** **U-0086-01 – LAMB BOULEVARD SELF-STORAGE, LIMITED LIABILITY COMPANY ON BEHALF OF CINGULAR WIRELESS** - Request for a Special Use Permit FOR A PROPOSED 57 FOOT TALL WIRELESS COMMUNICATION MONOPOLE at 851 North Lamb Boulevard (APN: 140-29-301-004), C-1 (Limited Commercial) Zone, Ward 3 (Reese).
- B-34.** **U-0087-01 - SMART START DAY CARE FACILITY** - Request for a Special Use Permit FOR A PROPOSED COMMERCIAL CHILD CARE FACILITY at 1260 West Owens Avenue (APN: 139-21-804-009), R-3 (Medium Density Residential) Zone, Ward 5 (Weekly).
- B-35.** **SD-0028-01 - SMART START DAY CARE FACILITY** - Request for a Site Development Plan Review and a Reduction in the amount of Required Perimeter Landscaping FOR A PROPOSED 4,000 SQUARE FOOT EXPANSION OF AN EXISTING CHILD CARE FACILITY located at 1260 West Owens Avenue, (APN: 139-21-804-009), R-3 (Medium Density Residential), Size: 0.63 Acres, Ward 5 (Weekly).
- B-36.** **U-0088-01 - ATLANTIC RICHFIELD COMPANY ON BEHALF OF UNITED BROTHERS ENTERPRISES** - Request for a Special Use Permit FOR THE SALE OF BEER AND WINE FOR OFF-PREMISE CONSUMPTION IN CONJUNCTION WITH A PROPOSED CONVENIENCE STORE (AM/PM) at 2320 Fremont Street (APN: 139-35-805-001), C-2 (General Commercial) Zone, Ward 3 (Reese).
- B-37.** **SD-0029-01 - ATLANTIC RICHFIELD COMPANY ON BEHALF OF UNITED BROTHERS ENTERPRISES** - Request for a Site Development Plan Review and a Reduction in the amount of Required Perimeter Landscaping FOR A PROPOSED 2,800 SQUARE FOOT CONVENIENCE STORE (AM/PM) at 2320 Fremont Street (APN: 139-35-805-001), C-2 (General Commercial) Zone, Ward 3 (Reese).
- B-38.** **V-0044-01 - ATLANTIC RICHFIELD COMPANY ON BEHALF OF UNITED BROTHERS ENTERPRISES** - Request for a Variance TO ALLOW A 75 FOOT TALL FLAGPOLE WHERE 40 FEET IS THE MAXIMUM HEIGHT ALLOWED IN CONJUNCTION WITH A PROPOSED CONVENIENCE STORE (AM/PM) at 2320 Fremont Street (APN: 139-35-805-001), C-2 (General Commercial) Zone, Ward 3 (Reese).

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- B-39.** **U-0094-01 - AMERICAN STORES PROPERTIES, INC.** - Request for a Special Use Permit FOR A SERVICE STATION (GASOLINE SALES) IN CONJUNCTION WITH A PROPOSED FUELING STATION (ALBERTSON'S EXPRESS) on the northeast corner of Vegas Drive and Buffalo Drive (APN: 138-22-418-001), C-1 (Limited Commercial) Zone, Ward 4 (Brown).
- B-40.** **Z-0097-90(8) - AMERICAN STORES PROPERTIES, INC.** - Request for a Site Development Plan Review FOR A PROPOSED FUELING STATION (ALBERTSON'S EXPRESS) on the northeast corner of Vegas Drive and Buffalo Drive (APN: 138-22-418-001), C-1 (Limited Commercial) Zone, Ward 4 (Brown).
- B-41.** **U-0095-01 - CENTERPOINT PLAZA COMPANY ON BEHALF OF ALBERTSON'S** - Request for a Special Use Permit FOR THE SALE OF PACKAGED LIQUOR FOR OFF-PREMISE CONSUMPTION IN CONJUNCTION WITH AN APPROVED GROCERY STORE (ALBERTSON'S) on the northeast corner of Charleston Boulevard and Town Center Drive (APN: 137-36-814-001), PC (Planned Community) Zone, Ward 2 (L.B. McDonald).
- B-42.** **U-0096-01 - CENTERPOINT PLAZA COMPANY ON BEHALF OF ALBERTSON'S** - Request for a Special Use Permit FOR GAMING IN CONJUNCTION WITH AN APPROVED GROCERY STORE (ALBERTSON'S) on the northeast corner of Charleston Boulevard and Town Center Drive (APN: 137-36-814-001), PC (Planned Community) Zone, Ward 2 (L.B. McDonald).
- B-43.** **U-0097-01 - CENTERPOINT PLAZA CO. ON BEHALF OF ALBERTSON'S** - Request for a Special Use Permit FOR THE SALE OF PACKAGED LIQUOR FOR OFF-PREMISE CONSUMPTION IN CONJUNCTION WITH AN APPROVED DRUG STORE (SAV-ON) on the northeast corner of Charleston Boulevard and Town Center Drive (APN: 137-36-814-001), PC (Planned Community) Zone, Ward 2 (L.B. McDonald).
- B-44.** **U-0098-01 - CENTERPOINT PLAZA COMPANY ON BEHALF OF ALBERTSON'S** - Request for a Special Use Permit FOR GAMING IN CONJUNCTION WITH AN APPROVED DRUG STORE (SAV-ON) on the northeast corner of Charleston Boulevard and Town Center Drive (APN: 137-36-814-001), PC (Planned Community) Zone, Ward 2 (L.B. McDonald).

Agenda

City of Las Vegas

PLANNING COMMISSION MEETING

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- B-45.** **Z-0016-00(1) - D.R. HORTON INC.** - Request for a Review of Condition No. 17 on an Approved Rezoning WHICH REQUIRED A REAR SETBACK OF 18 FEET FOR ALL LOTS ADJACENT TO ELKHORN ROAD OR BRADLEY ROAD (THE APPLICANT IS REQUESTING A REAR SETBACK OF 16 FEET) at 5204 Pacific Opal Avenue, (APN: 125-24-510-074) R-1 (Single Family Residential) Zone, Ward 6 (Mack).

C. **NON PUBLIC HEARING ITEMS:**

- C-1.** **Z-0026-91(16) - GREG L. WILDE** - Request for a Site Development Plan Review and a Reduction in the amount of Required Perimeter Landscaping FOR A PROPOSED 2,500 SQUARE FOOT OFFICE BUILDING at 212 South Jones Boulevard (APN: 138-36-112-012), R-1 (Single Family Residential) under Resolution of Intent to P-R (Professional Office and Parking), Ward 1 (M. McDonald).
- C-2.** **Z-0076-98(21) - ROME 13.75 ET AL, LIMITED LIABILITY COMPANY** - Request for a Site Development Plan Review FOR A MODIFICATION OF AN APPROVED SITE PLAN TO CHANGE THE BUILDING FOOTPRINTS AND PAD LOCATIONS on the west side of John Herbert Boulevard, between Buffalo Drive and Skypointe Drive (APN's: 125-21-801-003 004, 012, 015 & 017), TC (Town Center) Zone, Ward 6 (Mack).
- C-3.** **SD-0031-01 - NATHAN AND COMFORT OZOBIA** - Request for a Site Development Plan Review and a Reduction in the amount of Required Perimeter Landscaping FOR A PROPOSED 1,600 SQUARE FOOT ADDITION TO AN EXISTING PROFESSIONAL OFFICE at 2501 West Charleston Boulevard (APN: 162-05-511-009), P-R (Professional Office and Parking) Zone, Ward 1 (M. McDonald).
- C-4.** **SD-0036-01 - SEUNG HWAN & EUN JOO HAN** - Request for a Site Development Plan Review and a reduction in the amount of required perimeter landscaping FOR A PROPOSED FULL SERVICE CAR WASH IN CONJUNCTION WITH AN EXISTING CONVENIENCE STORE at 1550 West Oakey Boulevard (APN: 162-04-605-008), M (Industrial) Zone, Ward 3 (Reese).

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- C-5. SD-0041-01 - JUAN R. ACOSTA - Request for a Site Development Plan Review, a Waiver in the Amount of Required Landscaping and a Waiver of the Standards of the Downtown Centennial Plan FOR A PROPOSED WOOD PALLET BUSINESS on the northwest corner of Utah Street and Commerce Avenue (APN: 162-04-607-018), M (Industrial) Zone, Ward 3 (Reese).

D. CITIZENS PARTICIPATION:

ITEMS RAISED UNDER THIS PORTION OF THE AGENDA CANNOT BE ACTED UPON BY THE PLANNING COMMISSION UNTIL THE NOTICE PROVISIONS OF THE OPEN MEETING LAW HAVE BEEN COMPLIED WITH. THEREFORE, ACTION ON SUCH ITEMS WILL HAVE TO BE CONSIDERED AT A LATER TIME.